



Busty Bank, Burnopfield, NE16

Offers in the Region: £340,000

Occupying a prominent position on Busty Bank, this attractive stone-built semi-detached home offers a notably generous layout arranged over three well-planned floors. The property has been thoughtfully maintained and updated, including contemporary decoration throughout, a new kitchen, and a recently refitted boiler, creating a home that feels both modern and warmly established.

Burnopfield is a picturesque village surrounded by beautiful countryside, with excellent access towards Newcastle, Consett, the Metrocentre, and the A1. The village offers everyday amenities including shops, pubs, a primary school, and various sporting clubs, while its semi-rural setting provides a peaceful backdrop with attractive valley views.



Entrance Hall

A bright and practical entrance hall arranged around a staircase rising to the first floor, with a painted spindle balustrade and a neutral carpet to the stairs. The ground floor benefits from grey wood-effect flooring; from here there is direct access through to the downstairs reception room, utility room, and onward to the internal garage.



Reception Room - 2.57m x 4.85m (8'5" x 15'11")

A well-proportioned ground floor reception room currently used as a study, positioned to the front of the house and benefitting from a double glazed window for natural light. The room offers a flexible layout suitable for a sitting room, home office, playroom, or additional bedroom, and features a built-in storage cupboard.



Utility Room - 2.49m x 2.13m (8'2" x 7'0")

A practical utility room fitted with worktops and stainless steel sink, with space and plumbing for washing and drying appliances. The room includes tiled splashbacks, a central heating radiator, and provides integral access to the double garage.

Living Room - 4.85m x 3.51m (15'11" x 11'6")

A generous main reception room, with carpet flooring, arranged to maximise natural light and centred around a focal fireplace with timber surround and hearth.



Kitchen/Breakfast Room - 4.85m x 2.41m (15'11" x 7'11")

A well-appointed kitchen arranged in a practical galley layout with a comprehensive run of wall and base units finished with contrasting worktops and tiled splashbacks. Fitted appliances include an integrated fridge and freezer, dishwasher, eye-level double oven with separate hob and extractor, and a stainless steel sink with mixer tap; a convenient breakfast bar provides informal dining. The room is served by a central heating radiator, benefits from dual-aspect double glazed windows, and a rear external door providing direct access to the garden.



Dining Room / Bedroom Four - 3.48m x 3.02m (11'5" x 9'11")

A first floor dining room, or additional bedroom, with a double-glazed window and central heating radiator, finished with timber flooring.





Shower Room - 2.59m x 1.55m (8'6" x 5'1")

A contemporary shower room fitted with a quadrant shower enclosure, wash basin set into a vanity unit with drawer storage, and a low level WC. The room features tiled splashbacks, a chrome heated towel rail, a frosted window for natural light and privacy, and wood-effect flooring.



Bedroom Three - 3.48m x 2.87m (11'5" x 9'5")

A double bedroom positioned to the front of the home with a double-glazed window, fitted wardrobes, neutral decoration, timber flooring, and a central heating radiator; ample floor space to accommodate additional freestanding wardrobes and bedroom furniture.



Landing

A carpeted second floor landing with a skylight, providing access to two further bedrooms, and a bathroom.

Bedroom One - 4.37m x 3.66m (14'4" x 12'0")

A spacious double bedroom with a large window that floods the room with natural light. Finished with timber flooring, neutral decoration, fitted wardrobes, and a central heating radiator, the room offers generous floor space for additional wardrobes and bedroom furniture.



Bedroom Two - 3.94m x 3.66m (12'11" x 12'0")

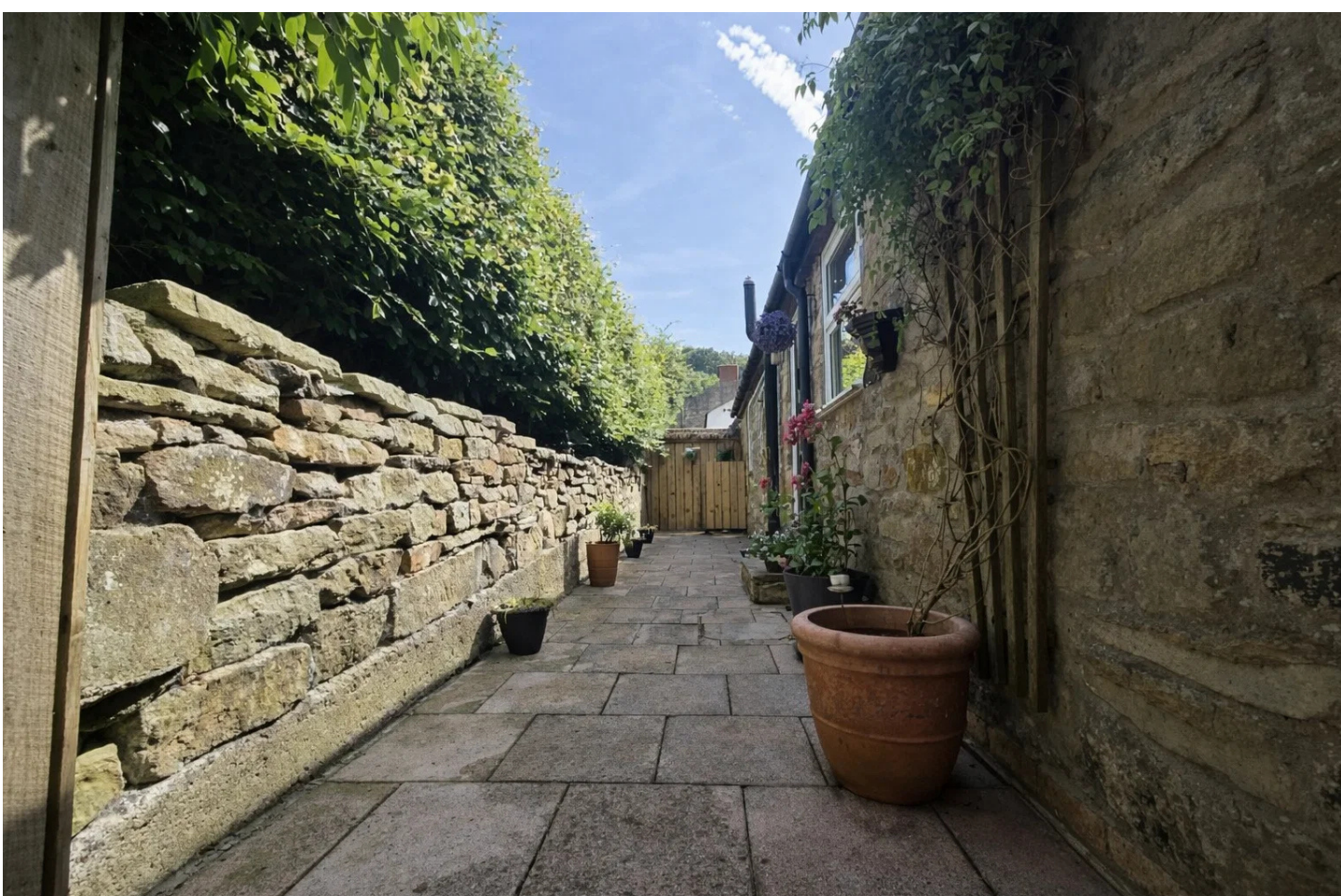
A double bedroom with a double-glazed window, timber flooring, neutral decoration, and a central heating radiator; ample floor area for freestanding storage and bedroom furniture.



Bathroom - 2.21m x 1.83m (7'3" x 6'0")

A modern family bathroom fitted with a panel bath and shower over, low-level WC, and a wash basin set into a vanity unit with storage. Tiled splashbacks, mirrored cabinet, frosted window for privacy, and wood-effect flooring.





External

The property benefits from a large paved driveway providing off-street parking for several vehicles and access to a substantial integral garage measuring approximately 16'4" by 20'0". There is a private courtyard with a sheltered patio seating area, and a side garden laid to lawn. The property's elevated position provides pleasant valley and countryside views.

Services

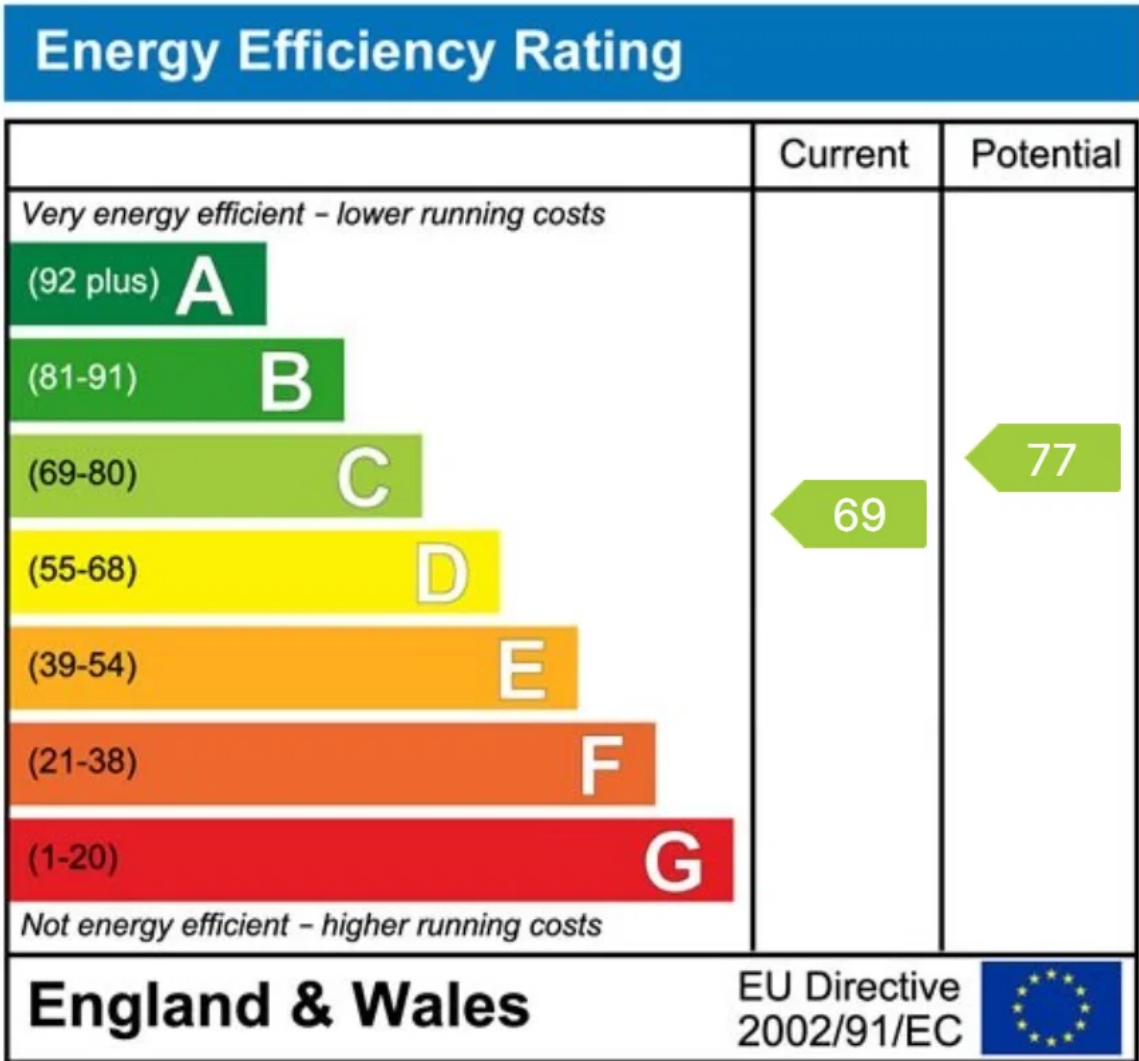
We have been advised the property has mains electricity, mains water, gas central heating, and mains drainage.

Council Tax: Band D



Referral Fees

In line with the Estate Agents’ (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may provide certain services to buyers and sellers, from which we may earn a referral fee upon completion. These services include conveyancing where we typically receive an average fee of £240.00 (incl VAT) and mortgages where we generally earn a commission averaging £120.00 (incl VAT).



Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker (“UK’s No. 1 Broadband Speed Test”). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.